042.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,800 / 898,800
					USE VALUE:	898,800 / 898,800
					ASSESSED:	898,800 / 898,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-43	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRIDARATIKORN VEERADED
Owner 2:	
Owner 3:	
Street 1:	43 WEBSTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O'KEEFE RICHARD E & ELEANOR -
Owner 2:	-
Street 1:	43 WEBSTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Aluminum Exterior and 2530 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4770.000	448,300		450,500	898,800
Total Card	0.110	448,300		450,500	898,800
Total Parcel	0.110	448,300		450,500	898,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.26 | /Parcel: 355.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 28927

GIS Ref

GIS Ref

Insp Date 11/12/18

!3522!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	448,300	0	4,770.	450,500	898,800		Year end	12/23/2021
2021	104	FV	427,800	0	4,770.	450,500	878,300		Year End Roll	12/10/2020
2020	104	FV	428,000	0	4,770.	450,500	878,500	878,500	Year End Roll	12/18/2019
2019	104	FV	329,700	0	4,770.	478,600	808,300	808,300	Year End Roll	1/3/2019
2018	104	FV	329,700	0	4,770.	349,100	678,800	678,800	Year End Roll	12/20/2017
2017	104	FV	309,000	0	4,770.	304,100	613,100	613,100	Year End Roll	1/3/2017
2016	104	FV	309,000	0	4,770.	259,000	568,000	568,000	Year End	1/4/2016
2015	104	FV	275,100	0	4,770.	253,400	528,500	528,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:12:18

LAST REV

Date	Time
04/09/19	14:11:09
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3522

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OKEEFE RICHARD	54452-269		3/26/2010		535,000	No	No	N	
	7411-484		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2010	259	Manual	12,000					REPLACE SHEETROCK

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	372	PATRIOT
3/16/2000	Inspected	263	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	28927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4770		Sq. Ft.	Site		0	80.	1.18	1									450,479						450,500	

Total AC/HA:	0.10950	Total SF/SM:	4770	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	450,479	Spl Credit		Total:	450,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03181815
Const Adj.:	0.98000205
Adj $ / SQ:	182.013
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649763
Depreciation:	201427
Depreciated Total:	448336

COMMENTS

22 223202 / HST POOR COND NO HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

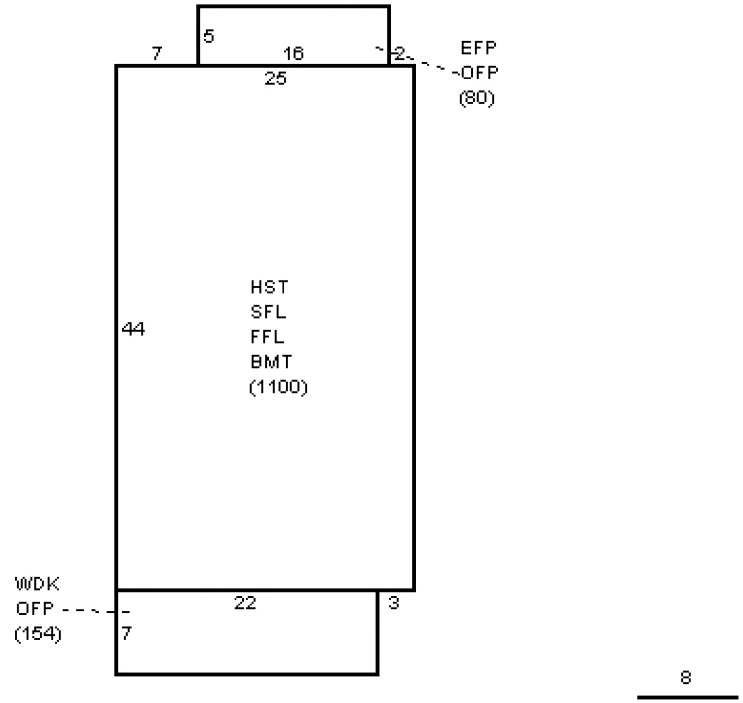
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.01
Special Features:	0	Val/Su Net:	103.82
Final Total:	448300	Val/Su SzAd	163.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	54.600	60,064
FFL	First Floor	1,100	182.010	200,214
SFL	Second Floor	1,100	182.010	200,214
HST	Half Story	550	137.600	75,681
OFP	Open Porch	234	23.080	5,401
WDK	Deck	154	12.240	1,886
EFP	Enclos Porch	80	60.030	4,803
	Net Sketched Area:	4,318	Total:	548,262

Size Ad	2750	Gross Area	4868	FinArea	2530

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	40	E	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

042.0-0002-0008.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	